



**Curzon Place  
Gateshead  
Tyne and Wear  
NE8 2ES**

**Offers in Excess of £147,000**

**bettermove**

# Curzon Place Gateshead

Bettermove are delighted to welcome to the market this charming 2 bedroom split level apartment in Gateshead, available with no forward chain.

The property benefits from double glazing, electric heating and has an allocated off road parking space in a secure underground car park. Remedial work is being carried out on the building - the EWS1 rating is to be confirmed.

This is a leasehold property with approximately 106 years remaining on the lease; the ground rent is £100 per year and the service charge is £700 every 3 months. There are tenants living in the property - current rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises a spacious living/dining room and modern fitted kitchen on the lower floor. The upper floor consists of 2 bedrooms with an en suite shower room to the master, and the family bathroom.

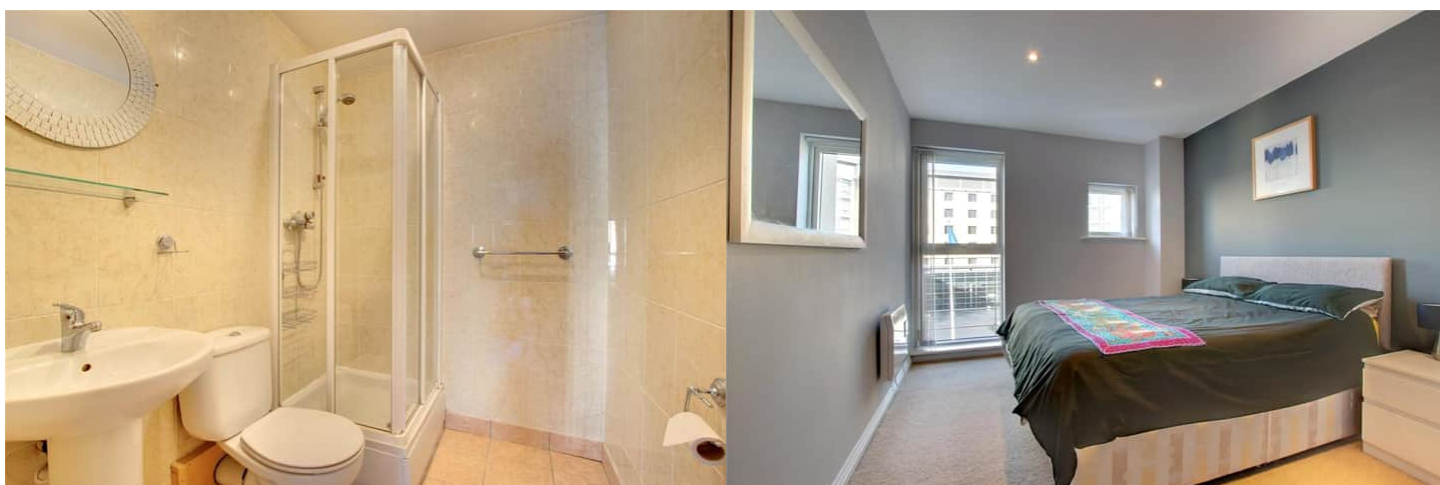
Situated in the popular town of Gateshead, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A167, A184, A1, Gateshead Metro station and Newcastle central rail station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

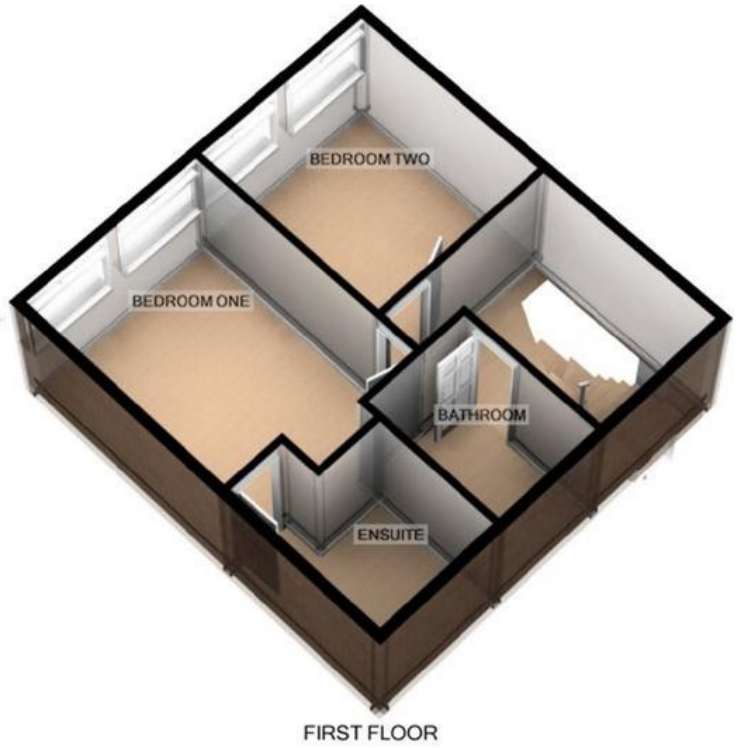
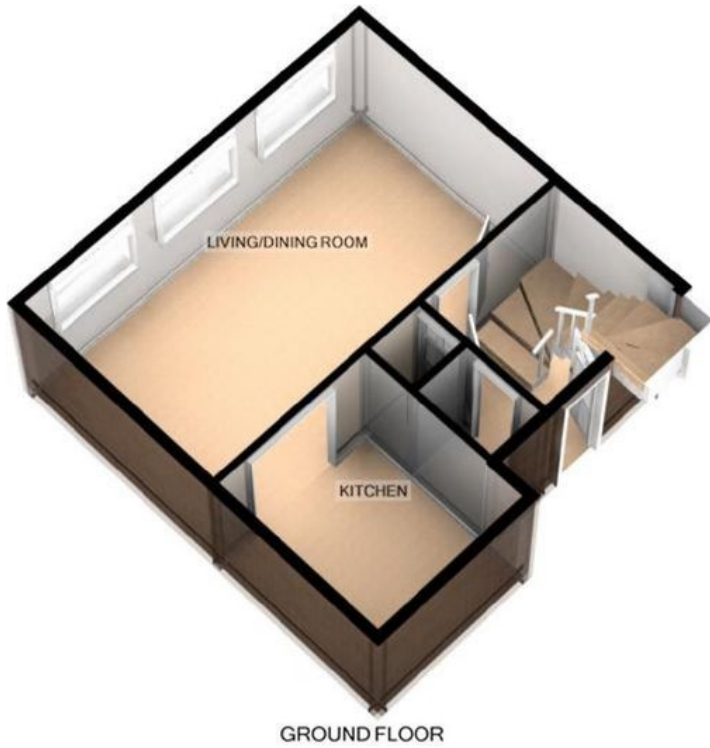
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







CURZON PLACE, GATESHEAD

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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